

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		RUSSELL PL, ARLINGTON

OWNERSHIP

Owner 1:	ROLFE ERIC G	Prim
Owner 2:	FLYNN KAREN E	Prim
Owner 3:		Prim
Street 1:	2 RUSSELL PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
		Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	STRAUB THEODORE E/CHRISTINE R -		
Owner 2:	-		
Street 1:	2 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2285 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	874,200			874,200
Total Card	0.000	874,200			874,200
Total Parcel	0.000	874,200			874,200
Source: Market Adj Cost		Total Value per SQ unit /Card:	382.58	/Parcel:	382.58

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	874,200	0	.		874,200		Year end	12/23/2021
2021	102	FV	859,000	0	.		859,000		Year End Roll	12/10/2020
2020	102	FV	843,800	0	.		843,800	843,800	Year End Roll	12/18/2019
2019	102	FV	795,300	0	.		795,300	795,300	Year End Roll	1/3/2019
2018	102	FV	723,900	0	.		723,900	723,900	Year End Roll	12/20/2017
2017	102	FV	649,600	0	.		649,600	649,600	Year End Roll	1/3/2017
2016	102	FV	649,600	0	.		649,600	649,600	Year End	1/4/2016
2015	102	FV	622,700	0	.		622,700	622,700	Year End Roll	12/11/2014

SALES INFORMATION

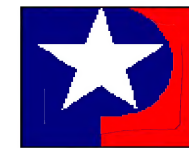
TAX DISTRICT

[illegible]

PAT ACCT.

!14735!	
PRINT	
Date	Time
12/30/21	19:33:35
LAST REV	
Date	Time
09/26/17	15:33:16
danam	
14735	

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20%	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM's: 6				BR's: 3			Baths: 2		HB: 1	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	3.510999918
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	2		
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.8 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.76258206
Const Adj.:	1.04469740
Adj \$ / SQ:	199.167
Other Features:	68300
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	918299
Depreciation:	44078
Depreciated Total:	874220

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	349.44	
Special Features:	0	Val/Su Net:	382.58	
Final Total:	874200	Val/Su SzAd	382.58	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,285	199.170	455,091
Net Sketched Area:		2,285	Total:	455,091
Size Ad	2285 Gross Area	2285	FinArea	2285

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
96						
96						
85						

MOBILE HOME Make: _____ Model: _____ Serial # _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE



AssessPro Patriot Properties, Inc